



August 17, 2005

Charles Hungerford, Chair  
Planning Commission  
City of Sunnyvale  
456 West Olive Avenue  
Sunnyvale, CA 94088

**RE: Tasman & Morse Residential Project – August 22 Commission Mtg.**

Dear Chairperson Hungerford & Commissioners,

After almost a year of work with planning department staff and others at the City, we are pleased to present the Tasman Morse Residential Project for the Commission's consideration and respectfully request that you approve both tentative map and special development permit applications we have submitted.

#### **Background - Neighboring Uses & Context**

The site is approximately 3.62 acres and includes two outdated and unoccupied office/R&D buildings of 25,200 sq. ft. and 28,350 sq. ft. Since the City of Sunnyvale amended the General Plan to assign an Industrial to Residential (ITR) land use designation in the area surrounding the site, several projects have been approved for residential in the immediate area and are being built out by Pulte Homes, Toll Brothers, and Sobrato Development Companies.

The neighborhood is intended for and currently in transition from industrial and office uses to medium and high-density residential uses. Abutting uses include operating office and general light industrial/R&D uses, proposed residential and a church. The proposed special development permit and tentative map will bring the properties into conformance with the current General Plan Land Use Designations and Zoning Districts for the site and neighboring residential sites.

#### **Morley Bros., LLC**

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### Development Sponsorship

The Tasman Morse Residential Project is under development by Tasman Morse Partners, L.P., an affiliate of Morley Bros., LLC of San Jose. The company specializes in the development of high quality residential and mixed use communities on infill parcels in various locations throughout Silicon Valley. For more information on Morley Bros., LLC please visit our website at [www.morleybros.com](http://www.morleybros.com).

### Project Summary

The project consists of construction of 33 townhomes on the Tasman site and 39 townhomes on the Morse site for a total of 72 townhomes, including 9 BMR units. The existing two parcels are proposed to be subdivided into 6 private drives, 3 common open space/landscape areas, and 11 residential condo lots (one for each building which in turn contains between 6-8 attached townhomes). The two and three bedroom homes are 2 stories tall over a tuck-under two-car basement/garage. The project will have two-driveway accesses off of both Morse Avenue and Tasman Drive. Recreational open spaces, landscaped areas and pedestrian paths are included throughout the plan. *See color landscape plan attached.*

This new community transforms a currently obsolete industrial property into a cornerstone of an emerging residential neighborhood in Sunnyvale. The Tasman Morse Residential Project includes development of neighborhood enhancing housing within walking distance to the Fair Oaks Light Rail line. The project includes delivery of relatively modestly sized (approximately 1,354-1,655 sf) and moderate priced townhomes which will provide another option in the array of housing choices in the City.

The project is proposed at approximately 20 du/ac. Achieving a higher density proved infeasible due to a number of unique site challenges, including: (i) street frontage on two sides of each site with view triangle setbacks on the corners; (ii) the 1122 Morse site has an adjacent industrial building that sits on an interior property line which also has a 10 foot easement for ingress/egress and maintenance precluding structures from being built near the property line, and (iii) the 404 Tasman site is in a flood zone triggering higher finish grade pads necessitating more land to be used for ramping. We believe that the project as proposed best fulfills the City's urban design and housing production goals and more importantly results in a project that provides a high "quality of life".

## Architecture

The proposed development features homes with carefully executed designs that reflect the character of and compliment the transitioning residential neighborhood in which it is situated. The architecture includes a blend of exterior materials, color, detail, and finishes. All of the homes include a generous amount of usable open space in the form of patios and balconies, incorporate floor plan designs which remove the garage from the front plane of the home, and are provided with ample guest parking.

The 11 buildings primarily include a mixture of 6-7 homes per building and three different floor plans including two and three-bedroom homes. The buildings provide diversity in design while preserving the highly desirable walk up entry features of traditional row houses and townhomes. The overall height of the proposed two-story buildings will be approximately 40 feet, although each of the sites will require finish grades between 6 inches and 4.5 feet to address flood plane issues, resulting in maximum height from existing curb of approximately 44 ½ feet on the 404 Tasman site because it is in a flood plain. A perspective rendering of the architecture is attached to this letter and provides a good understanding of the motif and integrity of design which balances traditional elements while incorporating points of visual interest and focal points in combination with its massing to fit the general character of Sunnyvale and the developing neighborhood.

## Open Space & Landscaping

The project has ample overall landscaping and provides adequate usable open space for residents. The project meets and exceeds the minimum landscape area for each unit.

The site is connected through a series of open spaces and green ways. There are three main common open areas. The main common area on the 1122 Morse site is located centrally between the sites. This common area is a well traveled space acting as a central point surrounded on three sides by residential buildings and fronting on Tasman Drive. This area is proposed to be an open lawn area with a border of trees and landscaping areas. Homes front on the common open space area to frame and activate the space. The second and third main open spaces are located within the 404 Tasman site and will provide sitting areas and more active space with barbeques and picnic tables under a pergola feature to further integrate the two sites.

## **Parking & Circulation**

Each townhome unit provides two garage spaces on the ground floor providing a total of 144 covered spaces. 41 uncovered parking spaces are provided throughout the project in compliance with the parking standards. Public parking is available on the West Side of Morse Avenue.

The project meets the bicycle and vehicle parking requirements in terms of the number of spaces, % compact, and dimensions of spaces and access for 2-3 bedroom townhomes

with two-car garages. Guest parking is distributed well throughout the site and provides adequate service for all.

The Fair Oaks/Tasman Plan provides enhanced streetscape frontage improvements to be completed in conjunction with site development. For our project those improvements include wider sidewalks and an alternative luminary and lower pole height compared to standard City specifications for public street frontages. Additionally the plan identifies pedestrian paths, traffic calming intersection enhancements and light rail transit sense of place identification improvements which the project will be providing.

## **Commission Study Session Comments & Questions**

We listened closely to the comments and questions of the Commissioners present at the study session on August 8<sup>th</sup> and understand planning staff will be addressing a number of the issues discussed in their staff report. We wanted to address a few of the common issues which we heard:

*Site Connectivity* – The updated site plan (see color landscape plan attached) adds a number of features to better integrate the two sites and make the overall project more pedestrian friendly. Tasman Drive has been narrowed from 45 feet and three lanes to approximately 39 feet, with two 12 foot drive lanes and a 5 foot bike lane in each direction plus a pedestrian median. Turning radiuses at each corner have been reduced to slow traffic at the intersection of Morse Avenue and Tasman Drive and the two sides will be linked by a decorative crosswalk.

*Sidewalks & Tree Preservation* – By narrowing Tasman Drive, the Morse site is able to provide a ten foot sidewalk in front of existing mature trees on Tasman, thus better ensuring their preservation and maintaining the existing mature tree canopy which is such an amenity to the area. In addition, the Morse site now incorporates a narrower meandering sidewalk along Morse Avenue that can meet ADA requirements to retain the three existing mature trees which are reflected in the perspective rendering.

*Open Space/Activity Area* – We have added a pergola feature in the central common open space area on the Tasman site along with the BBQ and picnic tables to create more common amenities. Additional open space has been added to the site with the narrowing of the street and turning radiuses at the corners of Morse Avenue (although these do not count toward the usable open space calculation).

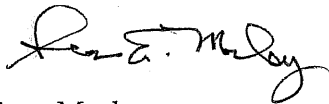
### Conclusion

If you have any questions or would like additional information regarding our project, please contact me directly at 408-404-7000 or by e-mail at [Sean@MorleyBros.com](mailto:Sean@MorleyBros.com)

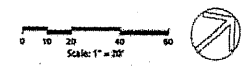
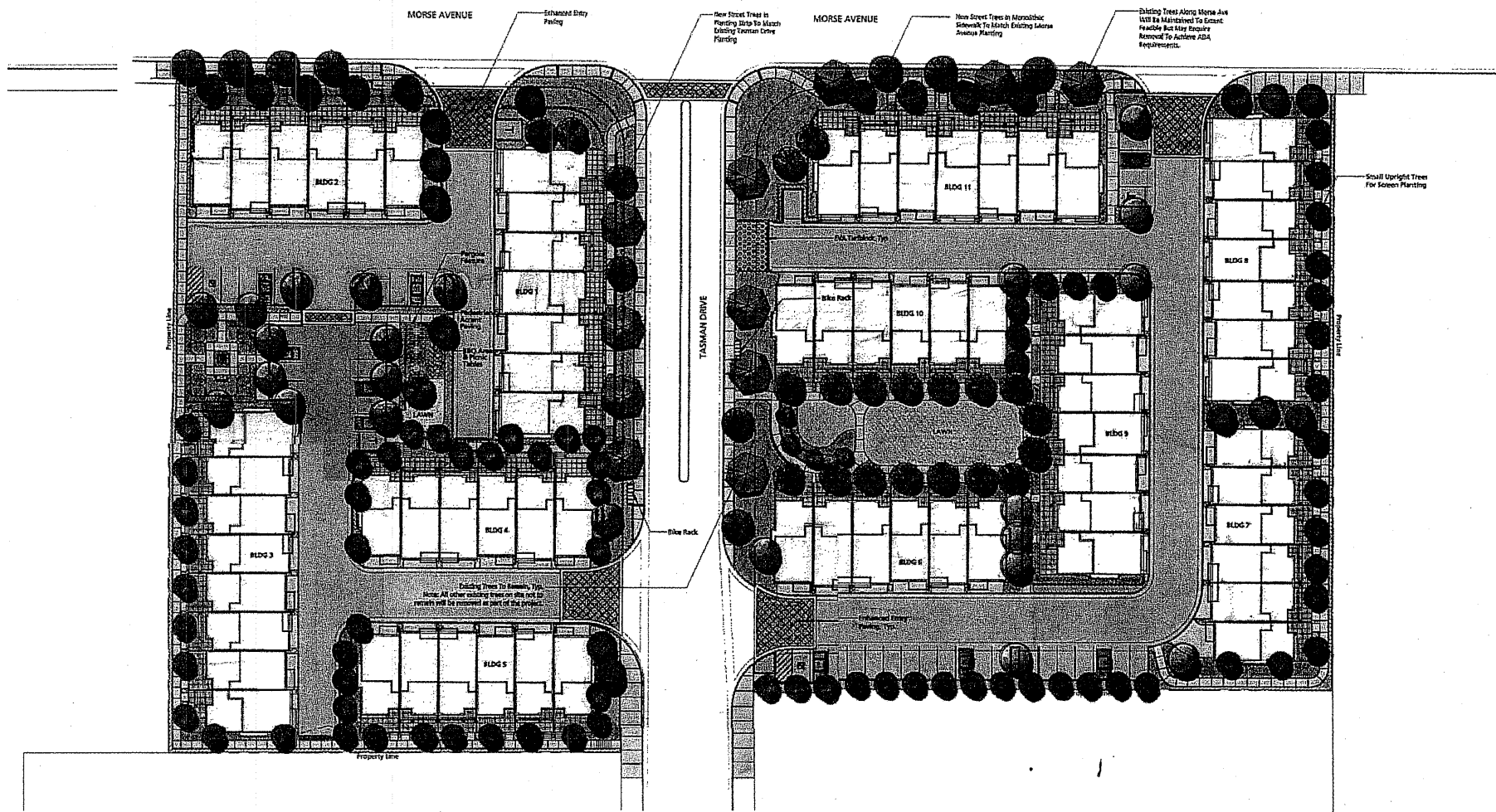
Thank you for your consideration. We very much look forward to seeing you at the hearing on August 22<sup>nd</sup>.

Sincerely,

Tasman Morse Partners, L.P.



Sean Morley  
General Partner/Manger



# Tasman Morse Residential Project

Tasman Drive & Morse Avenue

Tasman Morse Partners, LP  
San Jose, CA

Schematic Landscape Plan

08/22/05

L6.1

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